

**Dec. 19, 2006 Meeting
Affordable Housing Committee**

Present: Mike Colaneri, Catherine DeVito, Glenn Hearn, Caroline Locke,
Ernie Mendenhall, Tom Roan and Mark Yale

Absent with Regrets: Vickie Thurber

Absent: Eric Whitman

Also Present: Rhonda Conley and Sandra Polly

Catherine made a motion, seconded by Caroline, to accept the minutes of Nov. 14, 2006 as written. All agreed with Mike abstaining.

Deep Bottom Update: Mike stated that the road has been paved and should have a finish grade done in the spring. He also stated that a culvert might need installed above the second driveway due to possible water problems. This may require further monies. Kent and he will reevaluate the situation in the spring.

Great Plains: Glenn said that Rappaport is now looking at the road status, lot lines, etc. Caroline said the Smith College lot was being looked at by Habitat for Humanity. There was a discussion about the development of the lots with Jampel as the developer. Being town land, Glenn believes there would have to be an RFP put out before a developer could be chosen.

Flatlands: Glenn stated that the title search of the properties was complete and now appraisals and consulting town counsel is in the works. He said this might lead to some affordable lots.

Accessory Apartments: Ernie has no report.

Resale Appraisals: Ernie stated that DCRHA is working on resale comps for the tax assessor and wondered why David did not have AHC's resale figures for recent properties. Rhonda stated she had just been informed by David about the need for these figures and would see that DCRHA received them.

Feiner Project: Mike presented a letter from Feiner stating his concerns with the multi-family bylaw and the Planning Board's interpretation (see attached). After a lengthy heated discussion, no conclusion was reached. Several members were disturbed with Mark's statement that the Planning Board was using 1 acre per dwelling as their bench mark for affordable housing. Some members wished to get a legal interpretation on the multi-family bylaw while others did not believe it was the committee's responsibility. Mark did tell the committee he would approach the subject again with the Planning Board. Michael asked the committee to respond to Feiner's letter. Catherine made a motion, seconded by Caroline, *to send a note to Feiner stating that his letter was discussed at the AHC meeting extensively and thoroughly. It appears there is no consensus on the part of the committee and certainly no majority willing to expend town funds to explore the multi-family bylaw legal interpretation.*

VOTE 7 YES 0 NO

Correspondence:

Rhonda reported that a thank you card from the Culkins was received.

Videotaping (see attached): Jen wanted to know if any committees wished to videotape. No one on the committee wished to.

West Tisbury Town Hall Survey (see attached): Rhonda informed the committee about the survey they may all access from the town web site.

Old Courthouse Rd.: There was a short discussion about the use of this building and that the Space Needs Committee does not believe it a feasible site for municipal use.

Resale Table for 2006 (see attached): Rhonda presented a table for 2006 affordable housing resale prices. She used the HUD figures and formula. After reviewing the table, Caroline made a motion, seconded by Mark, *to accept the table as written barring any calculation errors until the new figures for 2007 are out and available.*

VOTE 7 YES 0 NO

Caroline would like to consider a more complex formula for 2007 similar to what IAHF uses.

CPAC: Caroline had a question for the AHC about a proposal from IAHF. The proposal request \$100,000 to secure a West Tisbury resident preference for 1 of the units in the Jenny Way project in Edgartown. Caroline believes there are 10 units in whole. Caroline wishes to know if the AHC support this proposal. Glenn wanted to know upon resale would the West Tisbury preference stay. Caroline does not know how that could be guaranteed.

Adjourned at 9:00 P.M.

NOTICE

The next meeting will be Jan. 9, 2007 at 7:30 P.M. in the Howes House.

Respectfully submitted by Rhonda Conley